

STATE OF GEORGIA

COUNTY OF FULTON

**AN ORDINANCE TO ALLOW FOR A CONDITIONAL USE PERMIT FOR
AN ACCESSORY DAY CARE USE AT 1025 MOUNT VERNON HWY NW**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on July 16, 2019 at 6:00 p.m. as follows:

SECTION 1. That the Official Zoning Map, incorporated into and part of the City of Sandy Springs Development Code be amended so the property located at 1025 Mount Vernon Hwy NW, consisting of a total of approximately 4.5 acres, be allowed a conditional use permit for an accessory day care use pursuant to Sec. 7.5.5 under the RE-2 (Residential Estate, 2 acre minimum lot size) with conditions, to wit;

1. To allow the expansion of the church's main building, as shown on the site plan "NWUUC Building Expansion Conditional Use Permit Site Plan" prepared by Atwell Group, LLC. dated June 26, 2018, received April 19, 2019.
2. To the owners agreement to provide a natural buffer, undisturbed except for approved access and utility crossing and replanting's where sparsely vegetated, adjacent to the following property lines and in the widths shown:
 - a. 100 feet wide adjacent to Mount Vernon Highway.
 - b. 25 feet wide adjacent to the east and west property lines. (except as specified in condition #3)
 - c. 50 feet wide adjacent to the north property line. (except as specified in condition #3)
3. To the Stormwater Requirements and Recommendations Letter dated July 6, 2018 prepared by Atwell, LLC, signed by Brian E. Kay, received July 6, 2018.
4. All vegetation removed for the installation of the proposed wall along the western side of the parking lot must be replaced by plants of similar species, to be approved by the City.
5. To plant to buffer standards per Sec. 8.2.7.B. the portion of the 50' and 25' undisturbed natural buffer that is adjacent to the playground along the northeast and northwest property lines.
6. Existing playground must be screened from adjoining properties with an opaque fence or wall. Said fence must be at least 6 feet tall and must meet the standards in Sec. 8.2.10. of the Development Code.
7. To the owner's agreement to limit the maximum number of children in attendance on any given day to 80 pre-school children at the Chalice House (smaller building on the lot) and 12 infants in the two nursery rooms located in the main building.
8. To the owner's agreement to limit the hours of operation for the day care from 7AM to 6PM, Monday through Friday.
9. To the owner's agreement to limit the number of children allowed outside in the play area designated on the site plan at any given time to 25 children.

ORDINANCE NO. 2019-07-16
PETITION No. U19-0002

ALL THAT TRACT or parcel of land lying and being in Land Lots 174 & 175 of the 17th District of Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all Ordinances or part of Ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

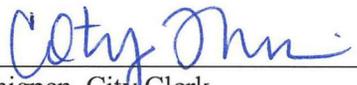
APPROVED AND ADOPTED this the 16th day of July, 2019.

Approved:



Russell K. Paul, Mayor

Attest:



Coty Thigpen, City Clerk

